

Mr. P Macari,
Planning Officer
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Dr.D.Hewick,
17 Davidson Street,
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23 February, 2012

Dear Mr Macari,

Planning permission in principle for demolition of detached 2-storey subdivided dwelling and erection of a 22 no bedroom hotel with associated landscaping and leisure facility on land west of Broughty Ferry Library, Queen Street, Broughty Ferry (12/00090/CON & 12/00091/PPPL)

This planning permission in principle (PPPL) application with an associated conservation area consent application (CON) by not being a full application can be considered as an initial test as to its acceptability.

We consider that it fails this test and wish to object to this application for the following reasons.

1. It is contrary to Policy 30 in the local plan in that it will be in a location outwith those favoured by the planning authority for the location of hotels. The local plan map clearly indicates that the proposed development site is on the north side of the Central Broughty Ferry/Suburban Boundary (running along Queen Street, the major route through Broughty Ferry) and is therefore in the Suburban sector. Policy 30 states that "There will be a presumption against additional out of centre hotel accommodation on or close to major routes through the City."
2. It is contrary to Policy 15 (Development in Garden Grounds) in many ways. The design/materials are not appropriate to the surroundings (16a). This is discussed further in due course. This proposal will be an over-development. The footprint of this three/four-storey building will cover almost all the site (16b, 16b & 16d). The main elevation of the original house will be destroyed as will the rest of the original Victorian house (16e & 16f). The remaining stone wall on the south boundary will be destroyed (16g). There is no indication of any planting/landscaping provision (16i).
3. This proposed hotel would have an adverse effect on the amenity of nearby dwellings.
4. There will be inadequate parking for the guests and employees

5. The location, on a main road near a major junction, will cause traffic problems, particularly as there is a nearby bus stop.
6. The design of the building is inappropriate and inadequate for its location. Some attempt has been made to replicate the modern extension of the library, but unfortunately this part of the listed building is of the least architectural merit. The proposed hotel constructed with non-traditional materials will be an alien presence located between two listed sandstone buildings and will adversely affect their settings.
7. Although the large traditional cottage on the site is currently in a drab condition and is not well cared for, it is over 150 years old (it is shown in the 1862 O.S. map) and its removal and replacement with a hotel would have an adverse effect on the conservation area.

It is instructive to compare 2 photos attached. Photo 1 shows the cottage as part of an old photograph taken of Carbet Castle (currently hanging in Broughty Ferry Castle). Photo 2 is a recent photograph of the cottage. It can be seen that the cottage and garden have been treated unsympathetically. The five 6-over-6 sash windows have all been replaced (in some cases by single sheets of glass). The replacements have been made to look even worse by presence of 3 unattractive extractor fans. The damage has been continued by the addition of a plastic waste pipe (presumably a consequence of the house being subdivided), a drain pipe, cabling and a satellite dish. The grounds have changed from a well tended garden to a quagmire that is apparently being used as a business car park (facilitated by the unauthorised moving of a gate pier on Queen Street to allow the entry of larger vehicles). It would be relatively easy for a sympathetic owner to reverse these adverse changes. They do, however, demonstrate the weak level of protection provided by conservation area status and planning enforcement procedures.

It is of interest to note that David M Walker, the well respected local architectural historian must have copied Photo 1 for his drawing (Photo 3) of Carbet Castle and the cottage (in his book Dundee Mansions, Dundee College of Art, 1958) as the drying washing has also been included. The cottage, as a surviving part of Dundee's built heritage, should be preserved.

8. The attractive Victorian cast iron gate and railings (Photos 4 & 5) on the staircase leading down to the garden from Camphill Road would be destroyed. It is noted that a small section of railings that fronted Camphill Road have already been blocked in and obliterated.

It has been indicated that Dundee Civic Trust has been approached regarding the relocation of the Carbet Castle Ceiling to the inside of the proposed hotel. In the unlikely event of this being agreed, any such relocation should be secured by a legal agreement.

We realise that the proposed development site, located in a prime area of Broughty Ferry, is a tempting target for developers. It may save everybody time effort and expense if the Council would indicate (in the local plan?) what could be acceptable on the site. Ideally, the conservation area would be better served if the existing cottage and garden were sympathetically improved and genuinely used as for private residential purposes.

Yours sincerely,

D.S. Hewick [Planning Secretary, Broughty Ferry Community Council]